

BUILDERS' GUIDE

WHETHER you are contemplating the erection of a chicken house or a business block, a bungalow, or an apartment house, the time to build is NOW. It's the concensus of opinion among material men throughout the country that owing to economic conditions, labor unrest and the railway strike, the cost of building material both in hardware and lumber, as well as brick and cement, will not be less than at present for some time to come and that any day may see the end of the comparatively low prices, with a sharp advance in all lines. TAKE THE EXPERT ADVICE OF THE ADVERTISERS ON THIS PAGE AND BUILD NOW.

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State Leads Country In Fruit Yield

California has been gaining in fruit production while the rest of the country has been decreasing its output. This is brought out by J. E. Bergholdt, who has been digging into Government statistics.

In ten years, Mr. Bergholdt shows from Government records, fruit production in the United States outside of California has fallen off 44 per cent. In the same period fruit production, not counting grapes, has increased in California 29.6 per cent.

For the last three years California has produced in dollars and cents 35 per cent of all the income from fruits in America.

After you have hit a man with impunity it is safer to follow it up with a brick if he is a big man.

The less reason there is for doing a thing the more explanation there will be necessary afterward.

PROTECTION FOR BUILDERS IS NEEDED

Worthy Contractors Will Furnish Bond; Shun All Others

The population of Los Angeles will number a million in 1925. Building activity will continue and increase.

Unless the public finds out how to protect itself from dishonest, irresponsible contractors, the present state lien law must be amended, so as to better guard the innocent.

These are some conclusions of Roy Brown, secretary of the Builders' Exchange. They are conclusions based on ascertained facts, not mere guesses. For instance, the matter of population. Mr. Brown bases his prediction of a million in 1925 on the records of rate of building and population increase of recent years. In 1921 there were added 25,000 new residences in the city. Building permits number many thousand more, but 25,000 were for residences, houses for home-makers. During the eight elapsed months of the present year there have been added 19,000 new residences. At the same rate for the remaining four months, according to the Builders' Exchange secretary, new residences in 1922 will number 88,000. And houses are not built as fast as families come to occupy them.

"Building material prices constantly advanced from 1917 to 1920," said Mr. Brown, "and in the spring of the latter year the cost of materials that go into the making of a house was substantially three times what it had been in 1913. In the meantime wages had about doubled. Beginning in the spring of 1920 and continuing through 1921, there was heavy decline in building materials prices, but the wage rate remained unchanged.

"Los Angeles has become the happy hunting ground of the crooked, irresponsible contractor. The people must learn to protect themselves or be protected by law, else many will become discouraged and refuse to engage in building. In this case self-protection is so simple a matter it is a wonder anybody fails to absolutely guard against the fly-by-night gentry. The prospective builder needs only to demand a bond from the contractor. If the contractor is reputable, he will furnish the bond; if he is the other kind, his true character will be revealed when he refuses or proves unable to furnish a bond for faithful performance of the conditions of the contract.

"But people are being stuck every day. Some lose practically all they own—the savings of a lifetime. And under the present lien law the victim has no recourse, unless to bring a civil action for breach of trust, after the alleged contractor has gotten away with his money. "It is the business of the Builders' Exchange and other associations

MONEY TO BE SUPPLIED FOR NEW HOMES

Housing Corporation Officer Explains Plans

In view of the fact that a large housing corporation, capitalized at several million dollars, is negotiating for the erection of from five to two hundred houses in Torrance, the following details of the manner in which loans are made by such a corporation is pertinent.

A prominent official of this corporation said: "Increased activity on the part of the home seeker is very prevalent today.

"Everywhere you hear people talking about the home they are going to build and it is commendable that this spirit is growing, for the home is the rock of substantial citizenship.

"Any plan, whereby people of small means can get together and pool their interests so that they may acquire a home is worthy of attention and such a plan has been worked out by our company.

"It is a simple matter and it combines the habit of saving, which is also essential.

"Suppose a man wanted to build a home, but lacked the necessary money, he would make application for a loan contract for the amount with which he wished to build.

"When this contract matured he would receive credit on the face value of the loan for all payments made.

"Interest has accumulated on these payments in the meantime at 4 per cent interest, compounded semi-annually, and this is credited against the interest he would have to pay after receiving a loan.

"Then for a period after the loan is secured, he would not have to pay any interest in cash, depending, of course, on the credit which has been passed.

"Therefore, by paying only 10 per cent of the face value of the contract a month, both before and after the loan is made, it would not take a man long to acquire his home."

LUMBER AT THE HARBOR.

During August, 116 lumber cargoes were entered at the port of Los Angeles, eighty-four with fir and thirty-two with redwood. The capacity of the fir boats was 102,795,000 feet, and the redwood, 19,830,000 feet, a total of 122,625,000 feet.

If you have something to Sell, Trade, or Rent, try a Herald Want Ad.

of the construction industry to help protect the public. But unless our warnings are heeded or our advice sought, we can do nothing."

The Builders' Exchange, assisted by other organizations of builders, plans a campaign of education, to give every prospective builder information, which, if acted upon, will be absolute protection against loss through dishonest building contractors.

Build

By John Girdler

BUILD, for the world is sick of tearing down;
Your hammer must be one of industry;
Smile, it is more constructive than to frown
And smiling, one can do the work of three.

Teeth shut, eyes open with a forward look,—
Faith in the vision, willingness to sweat,—
Acclamations shut within the book,—
An edifice must rise, the bravest yet.

It matters little what may be your goal,—
A house, a coop, a kennel or a trade,
The state, an institution or a soul,—
For building, not for wrecking, swing your blade.

From Tree To Consumer

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New \$500,000 Hospital for L. A.

All plans have been completed and actual construction will be immediately started on the first unit of a new hospital group to be erected at 2814 Glendale boulevard, by several physicians under the name of the Merrill Corporation, 800 Ferguson building. The project is understood, contemplates a

total cost of approximately \$500,000. The first unit will be three stories and basement in height, 100 by 46 feet and will contain forty-two rooms. This first structure will represent an investment of more than \$100,000. Plans are being prepared by Architect John J. Frauenfelder, 1116 Story building.

Five other Los Angeles building projects, representing a total investment of approximately \$327,500, were also made public yesterday.



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